



City of Hamilton

Report for Consideration

To: Chair and Members
Planning Committee

Date: March 24, 2026

Report No: PED26063

Subject/Title: Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster

Ward(s) Affected: Ward 12

Recommendations

That **Urban Hamilton Official Plan Amendment Application UHOPA-25-001, by Urban Solutions Planning and Land Development Inc. (c/o Matt Johnston), on behalf of Wilson Street Ancaster Inc., Owner**, for a change in designation on a portion of the lands from “Low Density Residential 1” to “Mixed Use Medium Density – Pedestrian Focus” and adding a new site specific policy to permit a maximum height of eight storeys in the Ancaster Wilson Street Secondary Plan, to facilitate the development of an eight storey mixed use building, on the lands located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Street, Ancaster, as shown on Appendix “A” attached to Report PED26063, **BE APPROVED** on the following basis:

- 1) That the Draft Official Plan Amendment, attached as Appendix “B” to Report PED26063, be adopted by City Council;
- 2) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).

Key Facts

- The purpose of the application is to redesignate a portion of the subject lands from “Low Density Residential 1” to “Mixed Use Medium Density – Pedestrian Focus” and add a new special policy to permit a maximum building height of eight storeys within the Ancaster Wilson Street Secondary Plan.
- The proposed mixed use development contains 1,475 square metres of commercial space, 118 residential units, 270 parking spaces and 190 bicycle parking spaces for both residential and commercial uses.
- The property is currently zoned Medium Density – Pedestrian Focus (C5a, 860, H154) Zone which was approved by the Ontario Land Tribunal on September 19, 2023 (Case No. OLT-22-003888).
- Staff recommends approval of the proposed Official Plan Amendment.

Financial Considerations

Not Applicable.

Analysis

The subject lands are irregular in shape and have an area of approximately 0.78 hectares, with approximately 104 metres of frontage along the east side of Wilson Street East.

There is a heritage structure designated under Part IV of the *Ontario Heritage Act*, known as the Marr-Phillipo House, that will be conserved as part of the redevelopment. The addendum to the Cultural Heritage Impact Assessment recommended that the heritage building be relocated based on soil and groundwater contamination and the applicant is considering relocating the existing structure on-site at 15 Lorne Avenue or off-site to 1 Academy Street. The applicant is preparing a feasibility study to investigate the most optimal option for conserving the heritage structure to ensure its prominence is maintained in Ancaster Village.

The subject lands are located within the Ancaster Village Core Cultural Heritage Landscape as identified in the Ancaster Wilson Street Secondary Plan. Surrounding land uses include residential to the east and commercial to the north, south, and west including car repair, personal service, medical, retail and restaurant uses. Details on the surrounding land uses are included in Appendix "A1", the Historical Background Factsheet in Appendix "C", and the Concept Plan in Appendix "D" to Report PED26063.

There is an existing bus stop at the corner of Wilson Street East and Academy Street which is adjacent to the subject lands. The subject lands are within 500 metres of an existing connection to the Ancaster Public Library, Village Green Park, Heritage Trail, Ancaster Park, and Golf Links Park.

A full review of applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan policies are provided in Appendix "E" to Report PED26063.

Provincial Planning Statement (2024)

The Provincial Planning Policy framework is established through the *Planning Act* (Section 3) and the Provincial Planning Statement (2024). The *Planning Act* requires

that all municipal land use decisions affecting planning matters be consistent with the Provincial Planning Statement (2024).

The subject lands are within an area identified for intensification and the proposal to redevelop an underutilized parcel within an identified cultural heritage landscape in the Ancaster Wilson Street Secondary Plan community node will contribute to the development of a healthy, liveable, and complete community by adding a mixed use building that adds to the existing character of the neighbourhood and complements the surrounding area. The community node is characterized as an area where the city encourages intensification subject to meeting applicable policies, it is located along a major arterial road, includes commercial uses along Wilson Street, is serviced by existing and planned transit routes, and is within 500 metres of existing trails.

Based on the foregoing, the proposal represents intensification within the settlement area where infrastructure and public service facilities are available, protects existing cultural heritage resources, and therefore is consistent with the Provincial Planning Statement (2024).

Urban Hamilton Official Plan

The subject lands are identified as “Community Node” and “Neighbourhoods” on Schedule E – Urban Structure and designated “Mixed Use Medium Density – Pedestrian Focus” and “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations of Urban Hamilton Official Plan. The overall future growth and land use vision for the city is based on the development of a nodes and corridors system and is described in Chapter E – Urban Systems and Designations that directs growth to areas of the city that can accommodate intensification with minimal impacts to surrounding neighbourhoods.

The subject lands are further designated as “Mixed Use Medium Density – Pedestrian Focus” and “Low Density Residential 1” on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan. The Secondary Plan directs growth and infill development towards the “Community Node” while areas outside of the node are intended to remain as stable, low density residential areas. The current designation permits a mixed use building however the policies cap the maximum height at three storeys. The applicant has applied for an Official Plan Amendment to permit a mixed use building with a commercial frontage along Wilson Street and a maximum height of eight storeys.

In node and corridor areas targeted to receive intensification, a mix of built forms is expected within these areas. As part of any intensification or redevelopment, development within community nodes shall protect existing cultural heritage resources and include a range of housing types and commercial uses that optimize the existing and planned infrastructure and public service facilities, as well as supporting active transportation. Staff recognize that varying degrees of residential intensification and a balanced review of the applicable policies is a key component in successfully transforming node and corridor areas of the City, such as the Village Core area of Ancaster.

A Cultural Heritage Impact Assessment was submitted in support of the proposed development which concluded that the proposed development would provide the site with a modern aesthetic that proposes the use of compatible materials to integrate with the existing heritage resources of the area. Further enhancements to ensure compatibility with the existing cultural heritage landscape and surrounding area will be addressed as part of a future Site Plan Control application.

As part of intensification proposals, development should be contemplated at an appropriate scale that can accommodate an appropriate transition to the existing built

form adjacent to the site. As such, the concept plan incorporates setbacks at the fourth and the fifth floor to reduce the appearance of height along the public realm and where adjacent to existing low density residential. In support of the proposed increase in height, a sun shadow study completed by R. Bouwmeester and Associates dated March 5, 2021, and revised on December 19, 2024, was submitted for the proposed development.

Based on the study provided, staff are satisfied that the building will not cause a negative shadow impact on the existing single detached dwellings or the majority of the commercial uses along Wilson Street East. Given the location of the building, the sidewalks along Wilson Street East receive two to three hours of sunlight. As part of a future Site Plan Control application, the applicant will need to demonstrate through refinements to the building design that the minimum sun/shadow requirements on the sidewalk can be achieved (i.e. design changes increasing the amount of sunlight received along the sidewalk to three hours).

As part of intensification proposals, development should be contemplated at an appropriate scale that can accommodate an appropriate transition to the existing built form adjacent to the site. As such, the concept plan incorporates setbacks at the fourth and the fifth floor to reduce the appearance of height along the public realm and where adjacent to existing low density residential.

As part of the Official Plan Amendment, a Visual Impact Assessment, completed by MBTW-WAI dated December 2025 and revised in January 2026, was submitted in support of the proposed development. The Visual Impact Assessment determined there was no negative impact on the escarpment landscape and that any comments related to the massing along Wilson Street East could be addressed through detailed design as part of a future Site Plan Control application.

Based on the concept plans, the residential component of the building includes family sized units with a breakdown of approximately 22% one bedroom, 40% two bedroom and 38% three bedroom units.

The current zoning on the site includes a Holding Provision that requires the applicant to confirm that there is adequate servicing infrastructure to support development on the subject lands.

Staff are of the opinion that the proposal maintains the general intent of the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan policies contributing to a liveable, vibrant, and compact community. The preliminary design of the medium density, mixed use building along Wilson Street East is compatible with existing uses, cultural heritage landscape including designated and registered buildings, and neighbourhood character, and represents good planning. Staff note that transformation and intensification of the identified community node area is balanced with protecting cultural heritage resources, and ensuring compatibility in function, scale, design, and integration of the proposed development of a site with minimal interruption to the current context. A full review of the applicable Urban Hamilton Official Plan policies is provided in Appendix “E” to Report PED26063.

City of Hamilton Zoning By-law No. 05-200

As part of the application, there are no changes proposed to the current zoning. The property is zoned Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154) Zone (refer to Appendix “A” attached to Report PED26063 which identifies the current zoning of the subject lands and the surrounding area). The current zoning permits a mixed use building with a maximum height of 32 metres which would permit an eight storey mixed use building.

The purpose of Holding Provision H154 is to require the submission on an updated Functional Servicing Report to confirm capacity for a proposed development, require the agreement of an External Works Agreement if any upgrades are required as part of a development proposal and to address the existing heritage building on the subject lands.

Rationale For Recommendation

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2024);
 - (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan; and,
 - (iii) It is compatible with the existing land uses in the immediate area, represents good planning by, among other things, maintaining growth and intensification within a community node, conserving a cultural heritage resource, providing an efficient built form with no negative impacts to surrounding uses subject to detailed design as part of a future Site Plan Control application, achieves the planned urban structure, and supports developing a complete community.

2. Official Plan Amendment

The Official Plan Amendment can be supported as the proposal contributes to the development of healthy, liveable, and safe communities. The proposal will bring housing, jobs, and people to the Ancaster Community Node where growth is directed, will retain the character of the village, and provides commercial space that will serve the surrounding community. The proposed setbacks and alcoves incorporated into the design of the Wilson Street East façade, along with the proposed materiality, are intended to be in keeping with the historic character of the Ancaster Village core and break up the appearance of the building and minimize the height along the streetscape.

To continue to encourage a vibrant pedestrian environment, the proposal includes both residential and commercial patios which allows for pedestrian amenities such as benches, tables, and vegetation. The inclusion of a medium density mixed use building within the Community Core helps achieve the Ancaster Wilson Street Secondary Plan vision by supporting daily needs, encouraging pedestrian activity, and contributing to a sense of place, while directing intensification to a property that is underutilized.

Therefore, staff support the proposed Official Plan Amendment.

Alternatives

Should the application be denied, and as a result of the Ontario Land Tribunal decision for the previous application, the as-of-right Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154) zoning permissions cannot be fully implemented through a future Site Plan Control application as the zoning does not comply with the Urban Hamilton Official Plan. However, the subject lands can be used in accordance with the applicable policies relating to the following designations:

- “Mixed Use Medium Density – Pedestrian Focus” and “Low Density Residential 1” designations on Map B.2.8-1: Land Use Plan Map in the Ancaster Wilson Street Secondary Plan within Volume 2 of the Urban Hamilton Official Plan; and,
- “Mixed Use Medium Density – Pedestrian Focus” and “Neighbourhoods” designations on Schedule E-1: Urban Land Use Designations in Volume 1 of the Urban Hamilton Official Plan.

Relationship to Council Strategic Priorities

1. Safe & Thriving Neighbourhoods
 - 1.1. Increase the supply of affordable and supportive housing and reduce chronic homelessness
2. Responsiveness & Transparency
 - 2.1. Prioritize customer service and proactive communication

Consultation

The applications were circulated to internal departments and external agencies. Refer to the comment summary and responses provided in Appendix “F” to Report PED26063. The applicant created a microsite on their website for the Official Plan Amendment which included information about the proposed development, contact information, project updates and access to the studies submitted as part of the Official Plan Amendment application. In addition to the microsite, the applicant hosted a neighbourhood information meeting on February 9, 2026, at Saint John’s Great Hall in Ancaster. Refer to Appendix “H” attached to Report PED26063 for the public consultation summary provided by the applicant.

Appendices and Schedules Attached

- Appendix A: Location Map
- Appendix A1: Existing and Surrounding Land Uses and Zoning
- Appendix B: Draft Urban Hamilton Official Plan Amendment
- Appendix C: Historical Background Report Fact Sheet
- Appendix D: Concept Plan
- Appendix E: Policy Review
- Appendix F: Staff and Agency Comments
- Appendix G: Public Consultation Summary
- Appendix H: Public Comments Received

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